

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR SEVENTEEN PARCELS IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of the Parcels listed hereon, for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcel</u>	<u>Min. Disp. Price</u>
A-5	\$11,200
C-1b	17,000
F-3	56,000
F-7	10,400
I-2	40,000
I-3a	16,900
I-6a	21,000
I-6b	6,500
I-6c	6,500
I-6d	2,900
I-8	43,000
J-5b	4,400
L-11	1,200
L-41	200
L-42	850
P-1	500
P-2	350

MEMORANDUM

NOVEMBER 2, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
SEVENTEEN DISPOSITION PARCELS
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

A number of disposition parcels within the Washington Park Urban Renewal Project have been appraised for reuse values. The valuations of these remaining parcels will complete all the parcels that must be appraised at this time prior to the anticipated close-out of the Washington Park Urban Renewal Project. These sites must be appraised and sold in accordance with HUD regulations. They will be made available for disposition in accordance with Authority policy and procedures.

The majority of these disposition parcels have been appraised for Public Reuse and will be developed for Elementary Schools. The few remaining parcels will be developed for Residential and Institutional Reuse. The reuse appraisers have indicated their valuations of these parcels on the basis of the reuse listed on the attached sheet.

It is recommended that the Authority adopt the attached Resolutions approving the minimum disposition prices for the parcels listed thereon.

An appropriate Resolution is attached.

Attachment

WASHINGTON PARK PROJECT
REUSE APPRAISAL SUMMARY SHEET

<u>Disposition Parcel</u>	<u>Area (Sq. Ft.)</u>	<u>Reuse</u>	<u>1st Reuse Appraisal</u>	<u>2nd Reuse Appraisal</u>	<u>Recommended Minimum Disposition Price</u>
A-5	32,165	Residential (25 d.u.'s)	11,200	11,200	11,200
C-1b	64,231	Institutional (Priv. School)	17,300	16,000	17,000
F-3	108,043	Resid/Comm. (150 d.u./8000 s.f.).	59,400	52,500	56,000
F-7	26,072	Institutional (Church)	10,400	10,400	10,400
I-2	211,288	Public (Elem. School)	42,300	38,000	40,000
I-3a	69,007	Public (Recreation Bldg)	17,900	15,900	16,900
I-6a	89,864	Public (Elem. School)	22,500	19,800	21,000
I-6b	32,629	Public (Elem. School)	6,500	6,500	6,500
I-6c	29,676	Public (Elem. School)	6,500	6,500	6,500
I-6d	14,488	Public (Elem. School)	2,900	2,900	2,900
I-8	211,613	Public (Elem. School)	44,400	42,300	43,000
J-5b	21,150	Institutional (Open Space)	4,700	4,200	4,400
L-11	6,591	Institutional (Church Expansion)	1,250	1,200	1,200
L-41	2,056	Residential (Private Open Space)	200	200	200
L-42	8,550	Residential (Private Side Yard)	850	850	850
P-1	5,195	Residential (Parking)	500	500	500
P-2	3,438	Residential (Parking)	350	350	350